



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

7 Park Mews, 190 Duffield Road, Derby, DE22 1BJ

Beautifully positioned adjoining Darley Park is this delightful two bedroom, two en-suite, mid-town house located within a stylish gated development within convenient reach of Derby city centre.

£214,950



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DIRECTIONS

From Derby city centre leave via Duffield Road (A6) and shortly after the right turning for Belper Road, the Park Mews development will be found on the right, clearly identified by our "For Sale" board.

Beautifully positioned adjoining Darley Park is this delightful two bedroom, two en-suite, mid-town house located within a stylish gated development within convenient reach of Derby city centre.

Internally the well presented accommodation includes both double glazing and gas central heating, briefly comprising: entrance hall with guest cloakroom; kitchen diner with integrated appliances; and full width lounge/dining room with patio doors to private rear garden. To the first floor there are two double bedrooms both with fitted wardrobes and each with an en-suite. Externally there is a small forecourt and private rear garden with patio and lawn. There is also an allocated car parking space.

The Park Mews development adjoins Darley Park and is a short walk away from Derby city centre and Darley Abbey. The property enjoys amazing views over the park.

ENTRANCE

Main timber front door, solid wooden Swedish flooring, telephone intercom system for the vehicular gates, useful under stairs cupboard and radiator.

GUEST CLOAKROOM

Fitted with low level WC, pedestal wash hand basin, tiled surround, double glazed window, extractor fan, tiled floor and radiator.



KITCHEN DINER 11'5" x 10'5" (3.48m x 3.18m)

Fitted with an excellent range of wall and base units with matching cupboard drawer fronts, display unit, complementary laminate worktop, tiled splashback, inset stainless steel sink and drainer, integrated stainless steel electric oven, gas hob with extractor fan over, integrated fridge, integrated dishwasher, integrated washing machine, solid wooden Swedish flooring, double glazed French doors opening to the front and inset spotlights to the ceiling. A wall mounted boiler providing domestic hot water and central heating, radiator, space for a fridge and small table.



SPACIOUS LOUNGE/DINING ROOM 17'10" x 13'6" (5.44m x 4.11m)

Feature fireplace with an inset gas fire, solid wooden Swedish flooring, double glazed French doors giving access to the rear patio and matching side windows, TV/telephone/Sky points, space for dining table, inset spotlights to the ceiling and radiator. Views over Darley Park.



FIRST FLOOR LANDING

Larger than average with built in cupboard, loft access and radiator.

DOUBLE BEDROOM ONE (REAR) 14'7" x 9'6" plus wardrobe depth (4.45m x 2.90m plus wardrobe depth)

Fitted with a good range of modern wardrobes, double glazed window, inset spotlights to the ceiling and radiator. Views over Darley Park.



EN-SUITE

Large shower cubicle with glazed screen, pedestal wash hand basin, low level WC, tiled floor and walls, double glazed velux window, extractor fan and radiator.



DOUBLE BEDROOM TWO 11'5" x 10'5" plus wardrobe depth (3.48m x 3.18m plus wardrobe depth)

Fitted with a good range of built in wardrobes, shelving and desk. Double glazed window to front elevation and radiator.



EN-SUITE

Shower cubicle with tiled surround and folding screen door, pedestal wash hand basin, corner low level WC, tiled floor and walls, double glazed velux window, extractor fan and radiator.



OUTSIDE

To the front of the property there is a small forecourt whilst to the rear of the property there is a delightful private garden with patio, lawn, well stocked flower bed borders, mature screening trees and amazing views over Darley Park. There is a single allocated car parking space as well as additional visitor space and the development is accessed via secure remote control vehicular gates.



PLEASE NOTE

The current owner pays £50 per month to Park Mews Management Company for the upkeep of communal areas and ground rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	75
		EU Directive 2002/91/EC	

Also Offices At:

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The Studio, Queen Street, Belper, Derbyshire, DE56 1NR Tel: 01773 880788 Email: belper@boxallbrownandjones.co.uk

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GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

- (1) These particulars do not constitute any part of, an offer or contract.
- (2) Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
- (3) Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- (4) Boxall Brown and Jones is legally obliged to tell you that from time to time referral fees are paid to our Company from Solicitors and other associated businesses, for business referrals made to them. Specific details relating to monies paid can be made available upon request.
- (5) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- (6) BB&J have not tested any apparatus, equipment, chattel and/or soft furnishings, fittings or service and therefore can give no warranty as to their availability, condition or serviceability.
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